Our Ref: ABP-304028-19

An Bord Pleanála

Michael Tiernan
Tiernan Properties Holdings
Arthurs Quay House
Arthurs Quay
Co. Limerick

Date: 23rd May 2019

Re: 10 year permission for opera site re-development including a mixed use scheme of primarily offices, supported by a range of retail and non-retail services, cafes/restaurants, licenced premises, apart-hotel, civic/cultural uses (including a city library in the existing town hall), residential, refurbishment of existing protected buildings and open space.
Site bounded by Michael Street, Ellen Street, Rutland Street, Patrick Street and Bank Place, Limerick.

Dear Sir

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

A receipt for the fee lodged is enclosed.

Please note that the proposed development shall not be carried out unless the Board has approved it or approved it with conditions.

If you have any queries in relation to the matter please do not hesitate to contact the undersigned officer of the Board.

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Kieran Somers
Executive Officer
Direct Line: 01-8737107

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Glao Áitiúil	**LoCall**	1890 275 175
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Láithreán Gréasáin	**Website**	www.pleanala.ie
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64 Sráid Maoilbhríde
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64 Marlborough Street
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TIERNAN PROPERTIES HOLDINGS

Arthurs Quay House, Arthurs Quay, Limerick.
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AN BORD PLEANÁLA
LDG- 016 111-19
ABP-
21 MAY 2019
Fee: € 50. Type: Cheque
Time: 938 By: Post

The Secretary
An Bord Pleanala
64 Marlborough Street
Dublin 1

20th May 2019

RE: OPERA SITE DEVELOPMENT, LIMERICK CITY PLANNING APPLICATION
Your Ref: PL91 .304028

Dear Sir / Madam

I am writing to you in relation to the above application which was lodged on 22nd March 2019

It is our contention that the applicant – Limerick City and County Council, has submitted to yourselves a transformational project for Limerick city centre that will deliver both an exciting cultural and tourist amenity for the city and a much needed economic stimulus for the city as a whole.

The buildings in question, some of which are of the Georgian period are in an increasing state of dereliction, the majority of which have been largely vacant for several years. The proposal respects fully the Georgian nature of the area and in bringing world-class architecture, a theme fully embraced at the time by Georgian architects, to the area and of the period as a whole and will not only create a great addition to the city centre but also reinforce the premise of architectural statement that was championed by Georgian architects and builders.

It is unarguable that the city centre of Limerick needs further grade A office space and a new best in class library to replace its existing location in the Granary on Michael Street. Limerick City and County Council in conjunction with Limerick 2030 DAC have already delivered a magnificent new office development – Gardens International and I have every confidence that these organisations

can again deliver for Limerick well needed and long sought after commercial and cultural facilities that will return Limerick City Centre to the top of the Mid West commercial and cultural hierarchy. The provision of a modern tall building at Bank Place is welcomed and will fit well within its surrounding.

I strongly believe that the location and design of the proposed amenity will, as previously stated deliver to Limerick a facility that is sadly lacking in the area and as previously mentioned will delivered a much needed economic benefit to the city and reinforce the principles of "Limerick 2030 – An Economic and Spatial Plan" – the planning and development framework adopted by the City and County Council in 2013.

I trust that this observation will be considered fully and that the Bord will see fit to grant this very important project the requisite permission.

Please find enclosed a cheque made payable to An Bord Pleanala for fifty euro (€50).

Many thanks

Yours sincerely

AN BORD PLEANÁLA
21 MAY 2019
LTR DATED _____ FROM _____
LDG- _____
ABP- _____

Michael Tiernan
Tiernan Properties

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